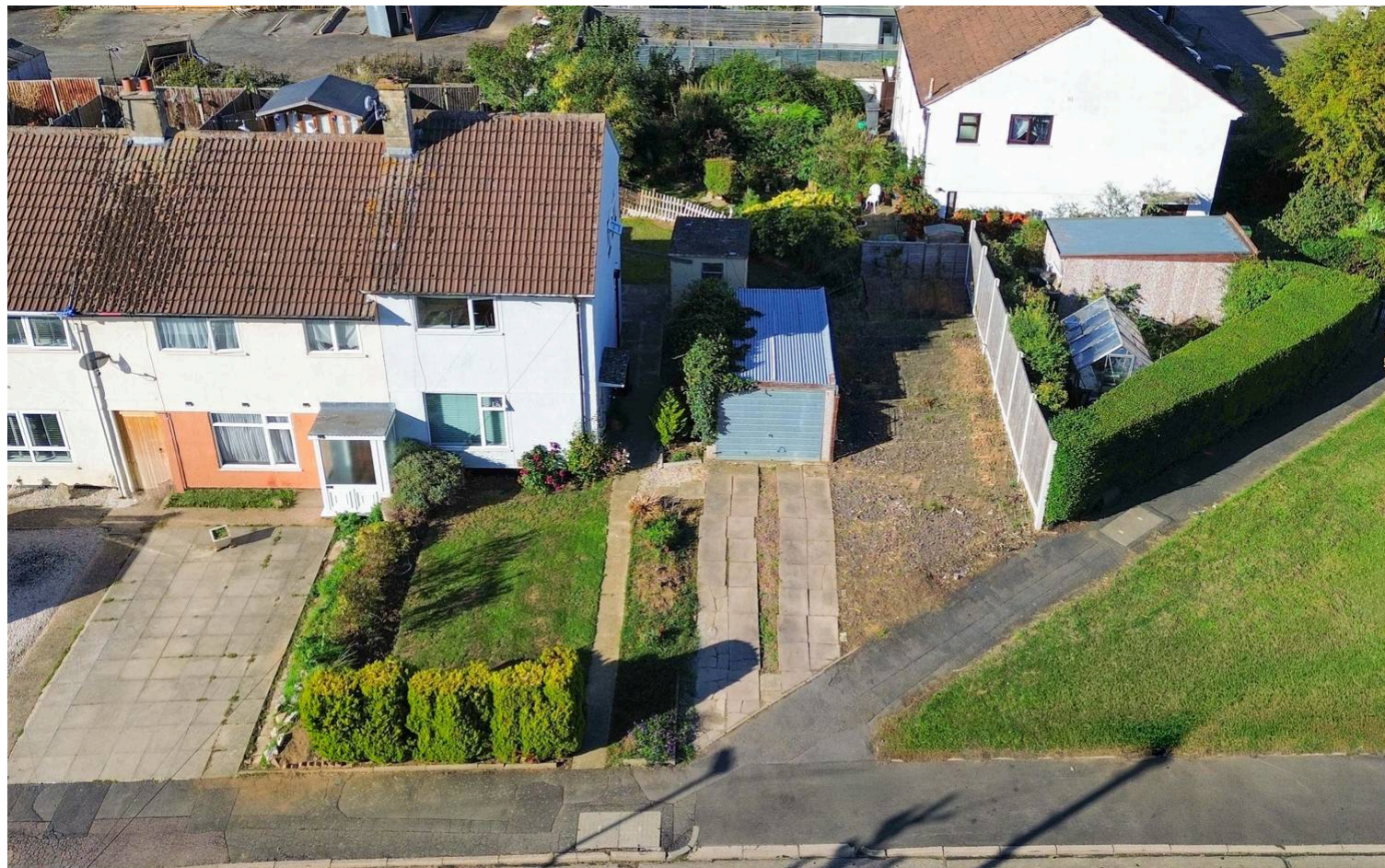




Kinross Avenue, Thurnby Lodge

£225,000 Freehold

Charming 2-bed end-of-terrace townhouse on a corner plot in Thurnby Lodge, LE5. Features a stylish lounge, fitted kitchen, gardens, garage, driveway, & scope to extend (STPP). Viewing recommended!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



**Knightsbridge
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Entrance Lobby

Entered via a double-glazed front door into a stylish and tastefully decorated entrance lobby, with stairs rising to the first-floor landing. A door from the entrance lobby provides access to the reception room.

Reception Room

16' 8" x 10' 2" (5.08m x 3.10m)

Beautifully decorated lounge boasting plenty of natural light coming through the double-glazed window to the front elevation. Also featuring wood-effect laminated flooring, a coved ceiling, chimney breast incorporating a built-in electric fire. We also have a television point, under-stair cupboard, and two radiators.



Breakfast Kitchen

14' 2" x 6' 11" (4.31m x 2.11m)

Having natural light flowing through the double glazed window to rear elevation. Also having a double-glazed door providing views and access to the rear garden. We also have a range of well-maintained white base and wall units accompanied by granite-effect rolled-edge laminated work surfaces incorporating a steel sink, drainer, and mixer tap. We also have tiled splashbacks, integrated appliances including an inset four-ring gas hob and an integrated oven with an extraction hood over, accompanied by a stainless steel splashback. Space for a washing machine, space for a tall standing fridge freezer or freestanding fridge freezer, a wall-mounted boiler, dado rail, and radiator.

First Floor Landing

With double glazed windows providing natural light to side elevation.

Bedroom One

13' 11" x 10' 2" (4.23m x 3.09m)

Having natural light flowing through the double-glazed window to the front elevation, also having spotlights and a radiator.

Bedroom Two

13' 5" x 9' 0" (4.09m x 2.75m)

Natural light flows through the double-glazed window to the rear elevation. Also incorporating a built-in cupboard and a radiator.

Bathroom

7' 7" x 4' 8" (2.32m x 1.41m)

Natural light flows through the double-glazed window to the side elevation. We have a bath with a mixer shower tap, an additional shower over, a low-level WC, a wash hand basin, fully tiled walls, and a radiator.

Rear Garden

Mainly lawned rear garden.

Driveway

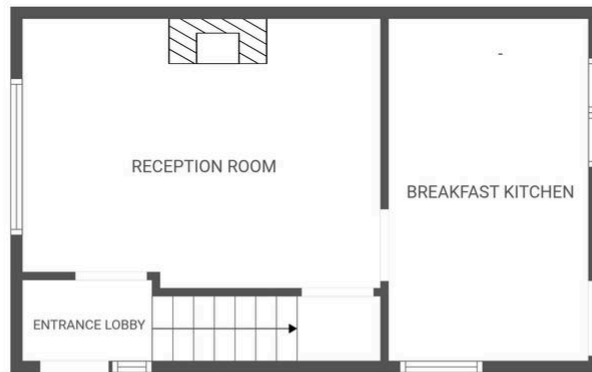
Driveway for one car standing vehicle leading to a sectional garage.

Garage

Sectional garage.



1st floor



Ground floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

We'll keep you moving...



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